075.0	0006	0005.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	59,800	/	59,800
USE VALUE:	59,800	/	59,800
ASSESSED:	59,800	/	59,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	LAKE SHORE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRANZEL CECILIA E
Owner 2:	
Owner 3:	
Street 1:	18 LAKE SHORE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRANZEL DAVID CECILIA E -
Owner 2:	-
Street 1:	18 LAKE SHORE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This Parcel contains .11 Sq. Ft. of land mainly classified as Out Bldg.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
106	4800.000		600	59,200	59,800
Total Card	0.110		600	59,200	59,800
Total Parcel	0.110		600	59,200	59,800

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

47808

GIS Ref

GIS Ref

Insp Date

01/21/14

!6305!

PREVIOUS ASSESSMENT

Parcel ID: 075.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	106	FV		600	4,800.	59,200	59,800		Year end	12/23/2021
2021	106	FV		600	4,800.	59,200	59,800		Year End Roll	12/10/2020
2020	106	FV		600	4,800.	59,200	59,800	59,800	Year End Roll	12/18/2019
2019	106	FV		600	4,800.	59,200	59,800	59,800	Year End Roll	1/3/2019
2018	106	FV		600	4,800.	50,800	51,400	51,400	Year End Roll	12/20/2017
2017	106	FV		600	4,800.	47,400	48,000	48,000	Year End Roll	1/3/2017
2016	106	FV		600	4,800.	40,600	41,200	41,200	Year End	1/4/2016
2015	106	FV		700	4,800.	36,400	37,100	37,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:40:46

LAST REV

Date	Time
10/11/18	18:46:25
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6305

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANZEL DAVID &	32192-132		12/29/2000	Estate/Div	10	No	No		
	15325-113		11/1/1983	Forclosure	15,700	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/21/2014	Meas/Inspect	JBS	JOHN S
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47808
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
106	Out Bldg.		4800		Sq. Ft.	Site		0	70.	0.18	4			Unbuild	-85					59,220						59,200	

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	106	Out Bldg.	Prime NB Desc	ARLINGTON	Total:	59,220	Spl Credit		Total:	59,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	0.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		0 %

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:		BRs:		Baths:		HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:		
Size Ad		Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X12	F	FA	1990	6.90	T	25.5	106			600			600

More: N	Total Yard Items:	600	Total Special Featues:		Total: 600